

Statute Form of  
Quitclaim Deed  
(INDIVIDUAL)

25.00

Lillian M. Luby  
TO

Gerard F. Luby and  
Albert R. Luby

MAR 9 1962

12 30 p

....., 19.....

at.....o'clock and.....minutes.....m.

Received and entered with .....

..... Deeds

Book.....Page.....

Attest:

Register

FROM THE OFFICE OF

TRANSFER  
ISSUED  
RECEIVED  
RECORDED  
WORCESTER  
51  
100.77

RETURN TO ➔

HOBBS & WARREN, INC.  
PUBLISHERS STANDARD LEGAL FORMS  
BOSTON - MASS.  
FORM 881  
REVISED CHAPTER 497 1969

(Please print or type)

Mail  
Forward

James W. Luby, Esq.  
P.O. Box 290, 101 Pearl St.  
Framingham, MA 01701

I, Lillian M. Luby, widow of Fred J. Luby, who died at Milford on  
January 15, 1975,  
of Milford, Worcester County, Massachusetts

being unmarried, for consideration paid, and in full consideration of nominal consideration only,  
14 Sunnyside Lane 317 Madden Ave  
grant to my sons, Gerard F. Luby and Albert R. Luby, Trustees of the \*  
"Lillian M. Luby-Nipmuc Trust", an irrevocable written Declaration of  
Trust, dated March 2, 1982, both of said Milford with quitclaim covenants

the land in Mendon, said county and Commonwealth, with the buildings  
thereon, bounded and described as follows:

~~(Description and encumbrances, if any.)~~

Northwesterly by Uxbridge Road fifty (50) feet;  
Northeasterly by lot B-7 as shown on a plan hereinafter  
described one hundred thirty (130) feet;  
Easterly by Mendon Pond; and  
Southwesterly by lot B-5 on said plan one hundred eighty-four  
(184) feet.

All of said boundaries, except the line of said Pond, are determined  
by the Court to be located as shown on sub-division plan #1399-D  
drawn by Henry W. Gaskill, C. E., dated Oct. 1909 as modified and  
approved by the Court, filed in the Land Registration Office, a copy  
of a portion of which is filed with Land Registration Certificate  
#291.

Being Lot B-6 on said plan.

Said lot above described is subject to a public right of way over  
the same with teams and on foot, if, and so far as applicable,  
from the Uxbridge Road to said Mendon Pond and thence Easterly  
along the edge of said pond.

Meaning and intending to convey and hereby conveying the premises  
described in Certificate of Title #3679 registered in Worcester  
Registry District in Book 19, Page 3679.

The actual consideration for the within conveyance being less than  
\$100.00 no documentary stamps are required.

Witness my hand and seal this 2nd day of March 1982.

.....  
.....  
.....

**The Commonwealth of Massachusetts**

Worcester, ss.

March 2, 1982

Then personally appeared the above named Lillian M. Luby

and acknowledged the foregoing instrument to be her free act and deed, before me

James W. Luby - Notary Public

My commission expires March 29, 1985

(\*Individual — Joint Tenants — Tenants in Common — Tenants by the Entirety.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

ATTEST: WORC. Anthony J. Vigliotti, Register

Address of property: 48 Uxbridge Road  
Mendon, Massachusetts